

DK

DAPHNE KAYE
& ASSOCIATES



PENTHOUSE 51, CLEARWATER COVE

Old Dunleary Road, Dun Laoghaire, Co. Dublin
A96 K851

BER D1

Penthouse 51, Clearwater Cove, Old Dunleary Road, Dun Laoghaire, Co. Dublin , A96 K851



Situated on the 6th Floor of this prestigious Cosgrave built complex, 51 Clearwater Cove is a penthouse apartment of immense appeal boasting wonderful sea views and an enviable dual east and westerly aspect. Designed to maximise the use of natural light, the bright and spacious interiors of c.109 sq m (1,173 sq ft) are enhanced by the extensive wrap around terrace and two further balconies enabling an all day sunny aspect. Presented in excellent condition and tastefully appointed the accommodation, re-designed from 3 to 2 bedrooms, comprises an Entrance Hall, Drawing Room, Dining Room, Kitchen/Breakfast, 2 bedrooms, Dressing Room/Study and 2 bathrooms. Further unique features are the 2 car parking spaces comprising a car port, a garage and a large valuable lock-up/store room.

This prime sea front location is within a leisurely stroll of both Dun Laoghaire Town Centre and Monkstown Village. Primary Bus routes and the DART give excellent access to the city centre. There are a host of shopping centres, restaurants and sporting facilities close at hand.

SPECIAL FEATURES

- Superbly presented 6th floor Penthouse apartment of c.109 sq m (1,173 sq ft)
- 2 Parking spaces comprising one car port and a garage together with lock-up/storage room
- Lift
- Originally 3 Bedrooms redesigned to a spacious 2 Bedroom apartment with study
- Magnificent Dining room built as an additional feature at time of construction
- Stunning marine views of Dun Laoghaire Harbour over to Howth and of De Vesci Gardens
- Extensive wrap around terrace and two further balconies
- The Common areas, both internal and external, are maintained to a high standard
- Annual service charge of €2,961
- Communal Roof gardens with panoramic views of Dublin Bay.
- Mature communal gardens, beautifully planted with mature shrubs and trees, with Gazebo and seating
- Double Glazing
- Security alarm
- Electronic gates



ACCOMMODATION

ENTRANCE HALL

with Cloaks storage and HOT PRESS with insulated cylinder.

DRAWINGROOM 7.09m x 4.14m (23'2" x 13'6")

Attractive dual aspect with views of Dun Laoghaire Harbour. Fine marble fireplace with slate hearth and attractive ceiling coving. Floor to ceiling windows and French doors to Juliet balcony. N.B. Corner wall unit is not included in sale.

DININGROOM 6.25m x 4m max (20'5" x 13'1")

This unique room enjoys a triple aspect. Ceiling coving and ornate plaster ceiling rose. Bespoke floor to ceiling bookcase/display unit. Large picture windows to capture the views, fitted with attractive window seats. Quarry tiled floor. French doors to wrap around terrace, providing a delightful dual east and westerly aspect.

Glazed double doors to:

KITCHEN/BREAKFAST 4.85m x 2.45m (15'9" x 8") With an excellent range of fitted units incorporating illuminated timber worktop areas with tiling surround, stainless steel sink, integrated fridge freezer, pull out pantry, eye

level double oven, microwave, ceramic hob, concealed extractor, integrated dishwasher and integrated new washing machine/dryer. Quarry tiled floor. French doors to Terrace.

PRINCIPAL BEDROOM 1 3.85m X 3.6m (12'6" x 11'8") with French doors to Balcony with attractive views De Vesci gardens, over the communal garden.

BATHROOM EN-SUITE White suite incorporating bath with shower attachment and tiled surround, w.c. and pedestal w.h.b. Wall mirror and heated towel rail. Tiled floor.

STUDY/DRESSING ROOM EN-SUITE 3.55m x 2m (11'6" x 6'5") With built-in wardrobes. Originally Bedroom 3

BEDROOM 2

3.9m x 2.4m (12'8" x 7'8")

With built-in wardrobes and French doors to Balcony. Enjoying a lovely aspect.

GUEST SHOWER ROOM

White suite incorporating tiled shower, pedestal w.h.b. and w.c.



BALCONIES The apartment has the benefit of 3 balconies offering a dual east and westerly aspect.

THE MAIN BALCONY

4.55m x 3.9m (14'9" x 12'8") Very large wrap around tiled terrace with marine views over the Harbour extending to Howth.

Private access to the Communal Roof garden.

OUTSIDE

There are 2 valuable car parking spaces comprising of a garage and a car port together with a large lock-up storage room.

STORAGE ROOM 5.10m x 2.9m (16'7" x 9'5")

GARAGE 5.12m x 3.28m. (16'8" x 10'7")
With electric roller door.

BER DETAILS

BER Rating: D1

BER Number: 113252712

EPI: 234.89 kwh/m2/yr





FLOOR PLANS



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